

May 17, 2017

Summer Trees Homeowner's Association, Inc., Summer Trees West

Minutes of Board Meeting

Thursday, May 11, 2017 at VFW, S. Williamson Blvd., from 6:00 – 8:02 pm

Call to order

- Pledge of allegiance
- Proof of Notice

Calling of roll.

Present: Amber Reynolds, Betty Szecsei, Leslie Tucker, Linda Pelle, and Bill Roberts

Absent:

Members attending: 34, plus one.

Proof of due notice of meeting.

- Posted Flyer (May 09, 2017)

Reading of minutes and disposal of any unapproved minutes.

- Minutes April 13 Regular
- Motion by Amber Reynolds. 2nd by William Roberts. Approval is unanimous.

Reports of the

President – Amber R Reynolds

- General report on ST West. Grounds and amenities
- City of Port Orange Planning and Zoning status update, Architect scope of work presented, cost to date \$550. Next step is to “see” of Architect will present plans (Rehab building Scope) to city
- Thanked the committees and Boy Scouts for work performed
- Status update for work performed by Bill Davis and Rod Ewing as to work on path, stumps, and pool
- Report on legal foreclosure of Shoemaker property at 26ST. On track, will report as status progresses.
- As a result of citizen report on April 27 when POPD was called to review the discovery of an open door, three doors were rekeyed. Restricted use under key control.
- April 28 at 143 ML, tree fell down. Bill Davis and Bill Roberts removed. Discussion help to authorize up to \$1k small tools (like chainsaw and grinder) for use under asepsis of Bill Dais. Motion unanimous. (Bill Roberts 1st, Amber Reynolds 2nd).

Vice President – Betty Szecsei

- Water and erosion - Betty Szecsei
- Pond's bank is slipping near 68CP. New scout team met with Betty and is working up plan and schedule.
- Feral Cat - Betty Szecsei
- Welcome - Betty Szecsei and (Leslie Tucker)
- Flower boxes need to be watered due to drought. Volunteers needed.
- Community center now has many donated items for yard sale. Date TBD. Use of funds toward new clubhouse. Controls worked for collection of and banking of funds.

Treasurer – Leslie Tucker

- Budget target: \$20,145 Actual: over by \$16.85.
- Combined Savings and Checking: \$38,503.56
- Reserve: \$47037.09
- Liens: \$52,817.55
- Special Assessment Received \$ 11,850
- Motion to accept report by Amber Reynolds. 2nd by Leslie Tucker. Approval is unanimous.

Secretary – William Roberts

- Planning calendar, review upcoming events
- Town Crier topics, send topics to Mary Austin

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- Prepare to review insurance quotes. Review will be in June.
- Webpage for STW is on Atlantic website. Annually a review is done. Updates, edits and other modifications were done. Reviewed by Board. Unanimous approval. Pages submitted to Atlantic for Webmaster to post.
- Letters from owners
 - Nine letters were sent to owners ranging from Dogs not on leash and their gifts left on grounds, to unauthorized parking, to complaints about early garbage placement in cul-de-sac to unsightly yards.
 - One suggestion in letters – call code enforcement or animal control
 - Two units of 237 units have been sending emails, unsolicited, to email addresses throughout community. Numerous complaints received as to why HOA gave out email addresses. HOA did not. The two senders collected email addresses and are sending various “personal” articles. Board recommends a) send mail to spam and b) blocking sender within their IP.

(b) Directors

➤ **Pool and Grounds** – Bill Davis and Co-chair Bill Roberts

- June 1 is beginning of Hurricane season. Encourage special needs owners to register with Volusia County emergency preparedness.
- 70 stumps ground and hanging tree tops removed
- In drought, Gayles Cone is modifying schedule to spray driveways, raking, and other until rain causes Bahia to populate. Grass cutting is modified.

➤ **Architectural** – Linda Pelle

Bill Roberts gave sub-committee report on the progress of updated “Master paint scheme, which is listed in our governing documents. Sunset Motion for all previous schedules and suspense C&R painting requirements. Plan under development for owners to come into compliance. 1st Bill Roberts, 2nd Amber Reynolds, Approval is unanimous.

➤ **Communications** – Mary Austin and Co-chair Bill Roberts - **Committees**

- Census *Kathleen with Advisor Sue DeLiso*
- Election *Betty Szecei*
- Planning *Work in progress*
- Cable *Vacant Discussion, tabled, to prepare talking points and solicited from the owner’s ideas on media and future od bulk contract in STW.*
- Motion: to review and discuss our HOA authority under FCC guidelines for satellite or media antenna on rooftops. Result of request from owner and Direct TV to install dish on roof. 1st Bill Roberts 2nd Linda Pelle. Approval is unanimous. Linda to notify owner.

Unfinished business.

New business

Adjournment.

Meeting adjourned at 7:52 pm. Motion Leslie Tucker, Second Linda Pelle vote: Unanimous

- Next regular BODs meeting will be Thursday, June 8, 2017 at VFW, 6 – 8pm.

Signed: William Roberts – Secretary 2017